

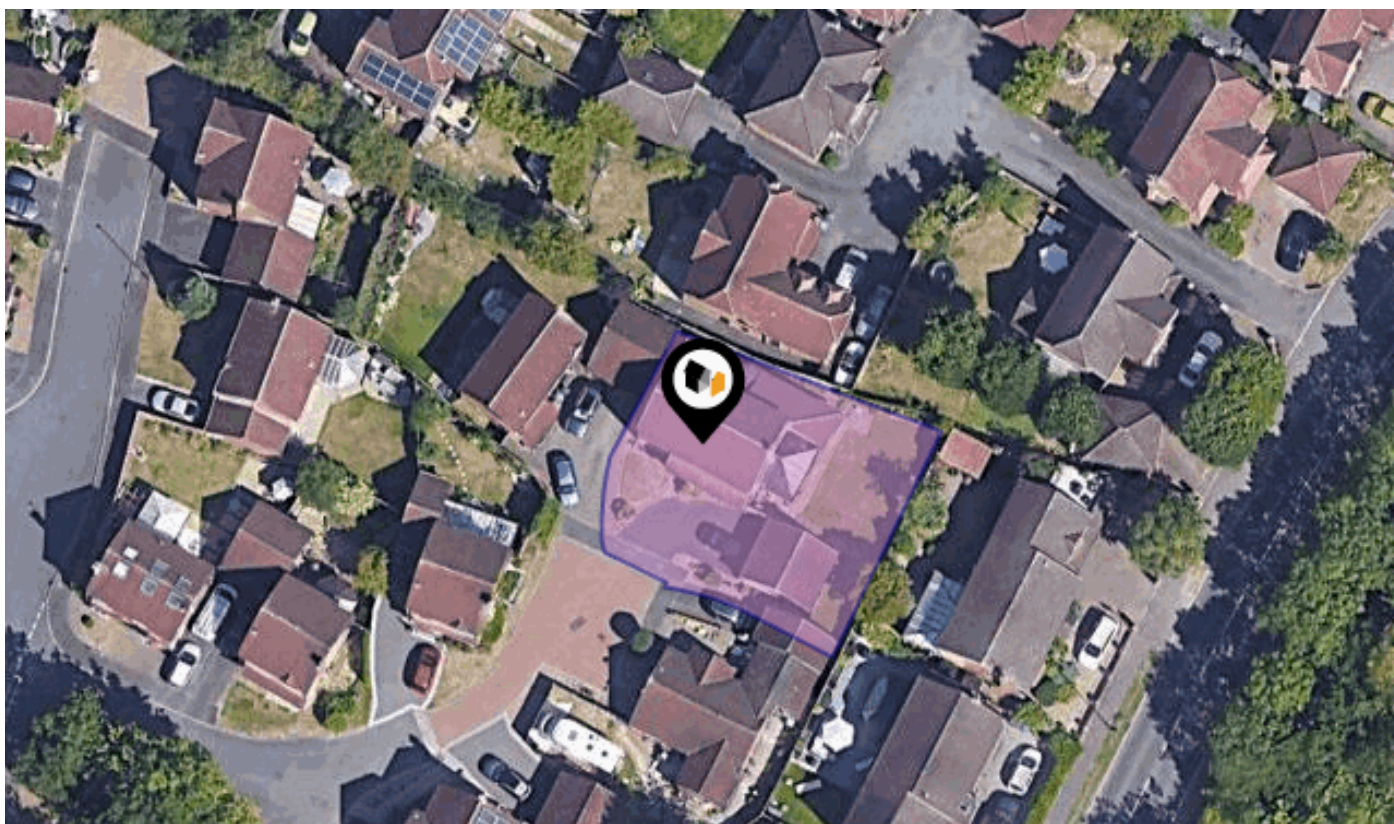


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Thursday 16th May 2024



WHEATSHEAF CLOSE, OAKWOOD, DERBY, DE21

Hannells

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Useful Information:

- > Spacious & Extended Family Home
- > Three Reception Rooms & Conservatory
- > Optional Ground Floor Fifth Bedroom & Shower Room
- > EPC Rating C, Standard Construction
- > Council Tax Band D / Freehold

Property Description

**** Spacious And Extended Family Home **** A well-presented detached property occupying a sought after cul-de-sac location. Offering four generous bedrooms, three reception rooms, family bathroom, master en-suite, ground floor sitting room/optional bedroom five and further shower room . Viewing is essential to appreciate the size of accommodation on offer!

Benefitting from uPVC double glazing and gas central heating, the accommodation in brief comprises; Entrance hallway, separate dining room, open plan dining kitchen, utility room, rear lobby leading to the ground floor shower room and sitting room/optional bedroom five. There is also a spacious lounge with double doors leading to the conservatory.

To the first floor are four generous bedrooms, with an en-suite shower room to the master bedroom and family bathroom, all accessed via the first floor landing. Outside, to the front of the property is a lawned garden with tarmac driveway providing off road parking leading to the detached double garage. There is gated access to the side elevation leading to the enclosed garden being mainly laid to lawn with shrub and flower borders.

Room Measurement & Details

Reception Hallway:

Dining Room: (9'3" x 10'7") 2.82 x 3.23

Lounge: (19'4" x 10'6") 5.89 x 3.20

Conservatory: (10'0" x 15'3") 3.05 x 4.65

Open Plan Dining Kitchen:

Dining Area: (15'11" x 9'6") 4.85 x 2.90

Kitchen Area: (6'9" x 13'5") 2.06 x 4.09

Utility Room: (6'11" x 4'11") 2.11 x 1.50

Shower Room: (4'4" x 8'8") 1.32 x 2.64

Downstairs shower room

Sitting Room/Optional Fifth Bedroom: (15'3" x 7'11") 4.65 x 2.41

First Floor Landing:

Bedroom One: (13'3" x 9'2") 4.04 x 2.79 Plus Fitted Wardrobes

En-Suite Shower Room: (6'8" x 5'11") 2.03 x 1.80

Bedroom Two: (10'7" x 10'5") 3.23 x 3.17

Bedroom Three: (14'4" x 8'9") 4.37 x 2.67

Bedroom Four: (8'10" x 7'2") 2.69 x 2.18

Bathroom: (8'9" x 6'7") 2.67 x 2.01

KFB - Key Facts For Buyers



Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	1,550 ft ² / 144 m ²		
Plot Area:	0.11 acres		
Council Tax :	Band D		
Annual Estimate:	£2,107		
Title Number:	DY245954		
UPRN:	100030372952		

Local Area

Local Authority:	Derby city
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Very Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

2 mb/s	59 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Gallery Photos

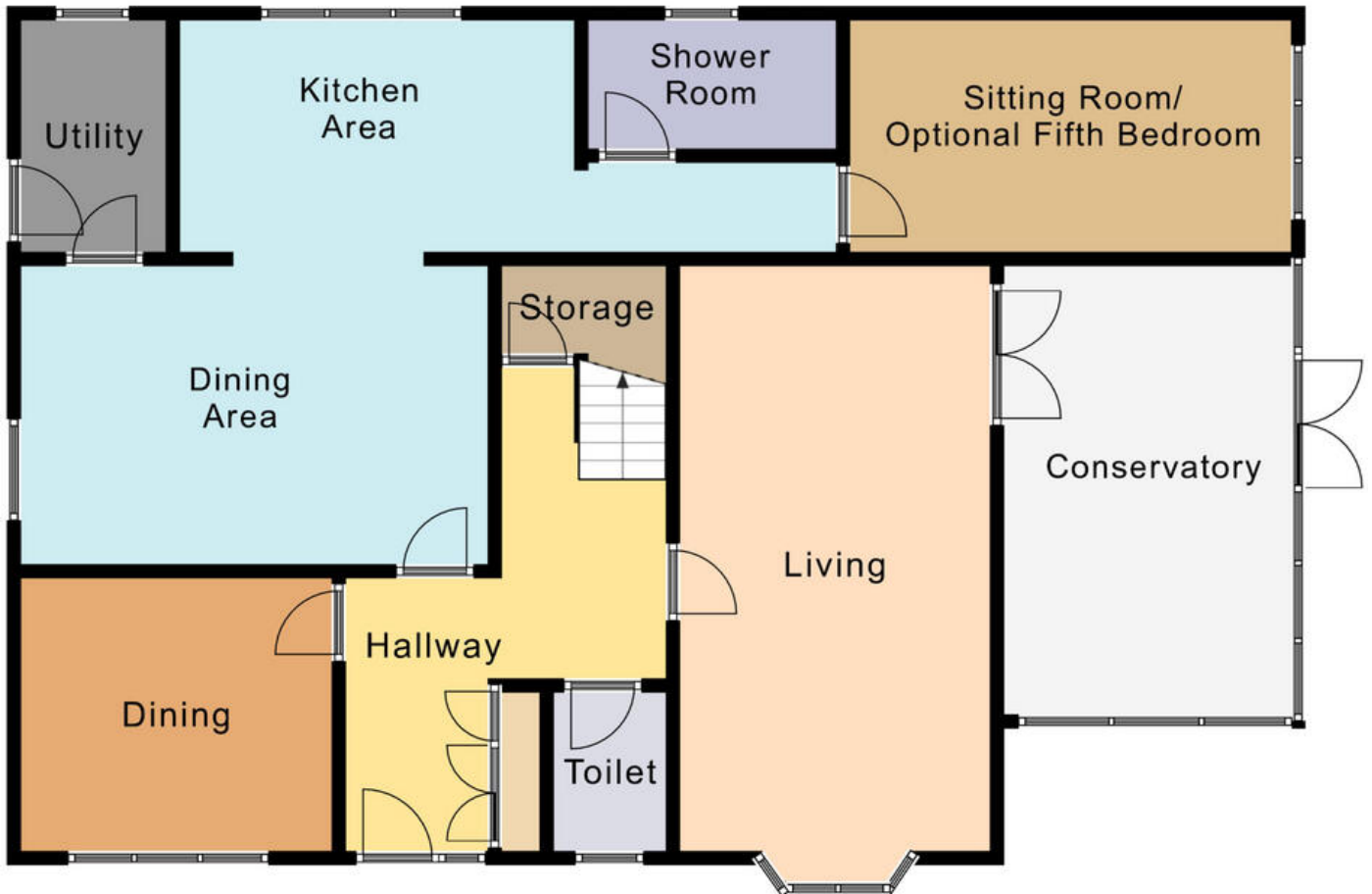




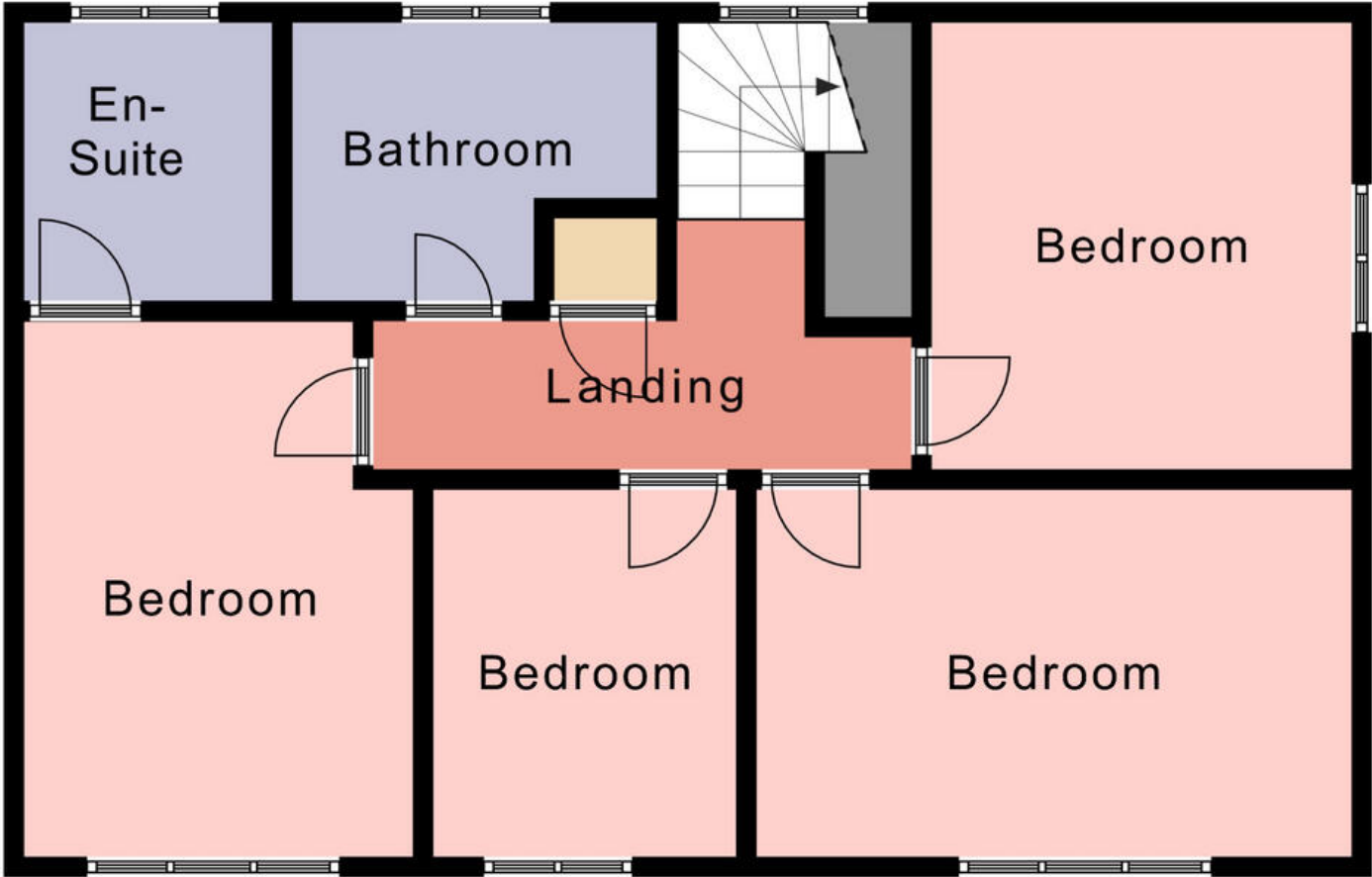
Gallery Photos



WHEATSHEAF CLOSE, OAKWOOD, DERBY, DE21



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Property EPC - Certificate



Energy rating

C

Valid until 02.05.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

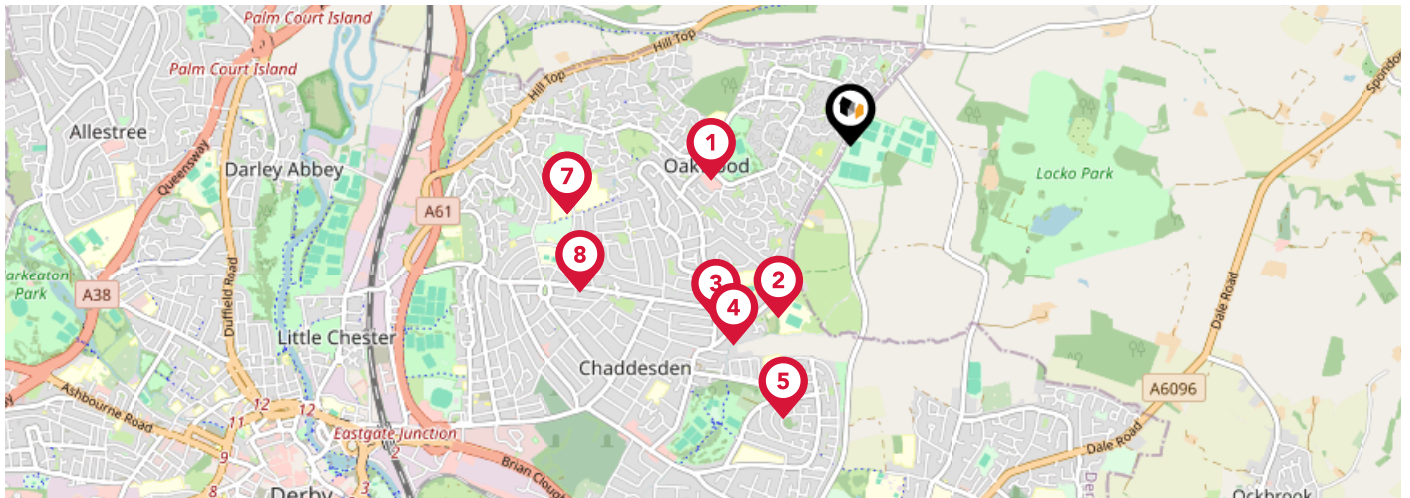
Property

EPC - Additional Data

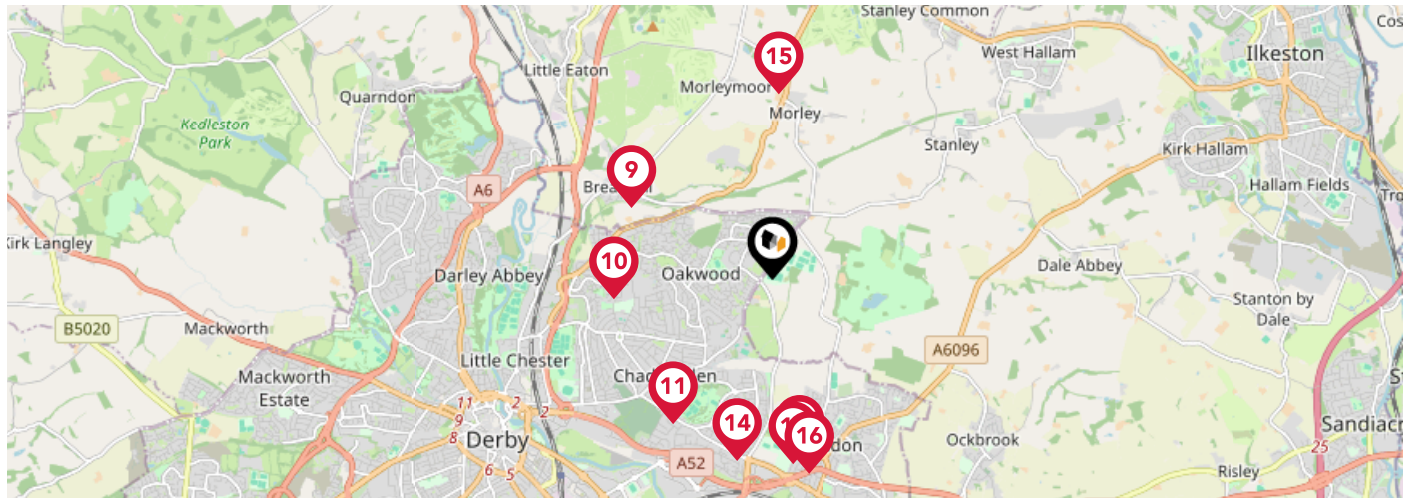


Additional EPC Data

Property Type:	Detached house
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall as built insulated (assumed)
Walls Energy:	Good
Roof:	Pitched 300 mm loft insulation
Roof Energy:	Very good
Main Heating:	Boiler and radiators mains gas
Main Heating Controls:	Programmer room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 56% of fixed outlets
Floors:	Solid no insulation (assumed)
Total Floor Area:	144 m ²

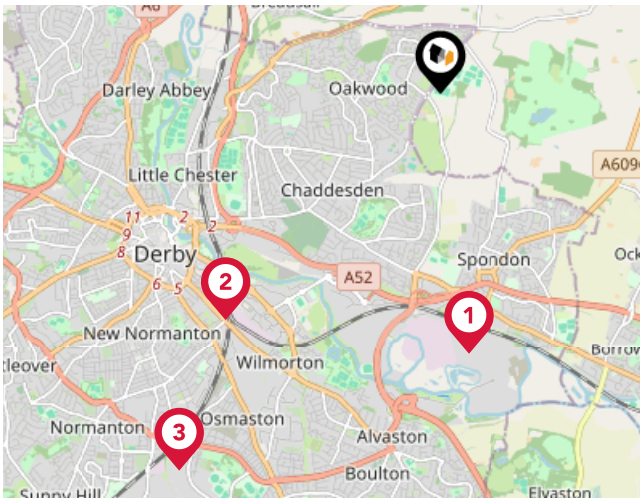


		Nursery	Primary	Secondary	College	Private
1	Parkview Primary School Ofsted Rating: Good Pupils: 243 Distance:0.64	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lees Brook Community School Ofsted Rating: Requires Improvement Pupils: 1105 Distance:0.83	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Cavendish Close Infant School Ofsted Rating: Good Pupils: 316 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Cavendish Close Junior Academy Ofsted Rating: Good Pupils: 297 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Chaddesden Park Primary School Ofsted Rating: Good Pupils: 367 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Breadsall Hill Top Primary School Ofsted Rating: Good Pupils: 417 Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Da Vinci Academy Ofsted Rating: Good Pupils: 639 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Roe Farm Primary School Ofsted Rating: Requires Improvement Pupils: 437 Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



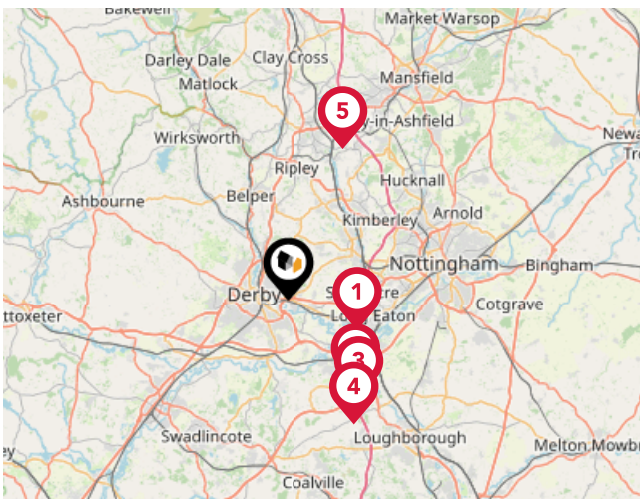
		Nursery	Primary	Secondary	College	Private
	Breadsall CofE VC Primary School Ofsted Rating: Good Pupils: 111 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Academy Ofsted Rating: Good Pupils: 104 Distance:1.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Alban's Catholic Voluntary Academy Ofsted Rating: Good Pupils: 353 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Springfield Primary School Ofsted Rating: Good Pupils: 320 Distance:1.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	West Park School Ofsted Rating: Good Pupils: 1362 Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cherry Tree Hill Primary School Ofsted Rating: Good Pupils: 645 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Morley Primary School Ofsted Rating: Outstanding Pupils: 81 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Werburgh's CofE Primary School Ofsted Rating: Good Pupils: 314 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)



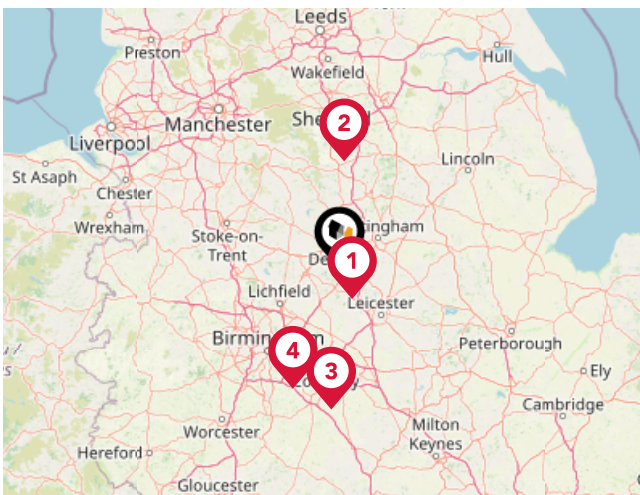
National Rail Stations

Pin	Name	Distance
1	Spondon Rail Station	2.33 miles
2	Derby Rail Station	2.79 miles
3	Peartree Rail Station	4.1 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J25	5.33 miles
2	M1 J24A	7.79 miles
3	M1 J24	8.7 miles
4	M1 J23A	9.98 miles
5	M1 J28	11.46 miles

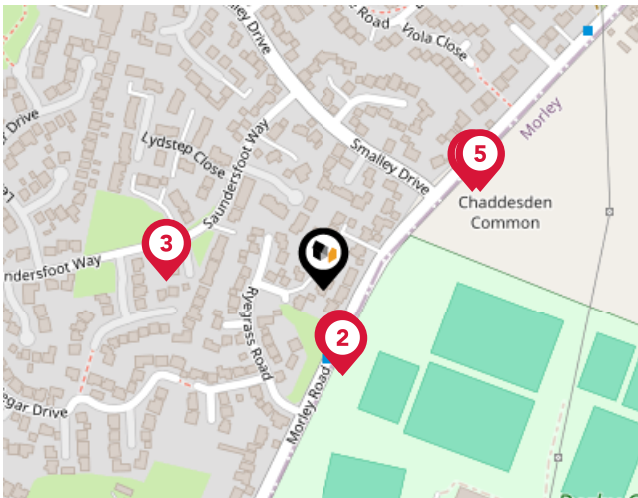


Airports/HELIPADS

Pin	Name	Distance
1	East Midlands Airport	9 miles
2	Sheffield City Airport	31.15 miles
3	Coventry Airport	40.05 miles
4	Birmingham International Airport	36.53 miles

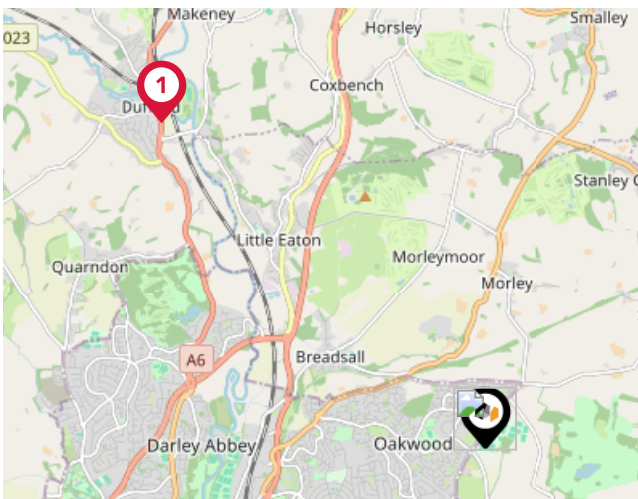
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Ryegrass Road	0.05 miles
2	Ryegrass Road	0.05 miles
3	Saundersfoot Way	0.09 miles
4	Smalley Drive End	0.1 miles
5	Smalley Drive End	0.1 miles



Local Connections

Pin	Name	Distance
1	Duffield (Ecclesbourne Valley Railway)	4.11 miles
2	Toton Lane Tram Stop	6.73 miles
3	Inham Road Tram Stop	7.15 miles



Hannells

The world has changed since we launched in 2003 but the one thing that we strongly believe will remain constant is that property is a people business.

It's only through passionate, knowledgeable and experienced people that we can truly deliver the Hannells mission which is to provide our clients with the complete moving experience and amaze you from

start to finish.

Our timeless approach to providing our clients with a personal and professional service, complemented by technology, is the foundation upon which all of our success is built.

Financial Services

Just like Hannells, 'Mortgage Advice Bureau's' service is very customer focussed, so you'll enjoy a similar personal service, dealing directly with your own dedicated mortgage adviser. They'll deal with all the searching and paperwork to find you the very best deal.



Testimonial 1



I was delighted with how fast and efficient the process has been. By Hannells putting in the hard work within one week I already have a buyer interested and have accepted an offer.

Testimonial 2



I was very impressed with Hannells, in particular their warm but very professional approach. They were easily contacted if any queries and gave sound advice along the way. I feel I benefited from their experience and I wouldn't hesitate to recommend.

Testimonial 3

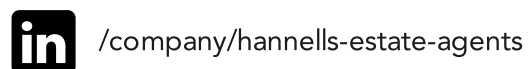
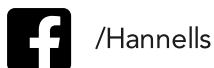


Efficient, knowledgeable and gave me relevant advice. House sold within 3 working days of being advertised at over the asking price which validated with 2 other estate agents.

Testimonial 4



Great experience of buying house with Hannells. I would highly recommend Alex who always was given us all updates on time and sort all request very quickly. Nice and smooth process.



Hannells

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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